

COULTERS[©]

34 BROUGHTON PLACE

NEW TOWN, EDINBURGH, EH1 3RT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented, two-bedroom, main door, Georgian lower ground property in a traditional New Town tenement. This much-loved home has been refurbished by the current owner to offer charming, warm and welcoming accommodation. Enviably located, it is in walking distance of fashionable Broughton Street and the city centre. It's tucked away location, as well as private terrace make this a wonderful opportunity as a home or investment.



The entrance hall has been recently redecorated with newly laid terrazzo style tiles and a handy utility cupboard which houses the washing machine that is fitted with shelves. The hall leads on to a sophisticated sitting room/dining room with a gorgeous stripped & sanded floor and a striking mantelpiece, forming a charming focal point in the room. Period features have been retained, including wood panelling, working shutters and a partially shelved press cupboard.

KEY FEATURES

-  Stylish maindoor Georgian flat.
-  Two beautifully presented double bedrooms.
-  Private enclosed terrace.
-  On-street residents parking.
-  Located in Edinburgh's historic New Town.
-  Within a short walk of the city centre.





White wall and base units with a wooden worksurface in the kitchen are tastefully enhanced with the contrasting stylish blue walls. Set quietly to the rear of the building is the tranquil, spacious master bedroom, with simple, yet elegant cornice and soft carpets. The second bedroom has a lovely curved wall and outlook towards the terrace, currently used as a "work from home" space. The attractive bathroom has a shower over the bath, WC and wash hand basin along with pretty wooden panelling. The home benefits from gas central heating. The enclosed private terrace is bathed in morning sunlight in good weather and has a useful under stair cellar.



THE LOCAL AREA

Broughton Place is situated in the New Town district of Edinburgh, within easy walking distance of the City Centre. There are an excellent range of specialist shops, supermarkets, cafes, bars and restaurants in the immediate area and all of Princes and George Street's extensive amenities are close at hand. Inverleith and Stockbridge are nearby offering a great selection of boutique shops, local butchers and popular bars and cafes. There is an abundance of leisure activities on the doorstep including some of central Edinburgh's wonderful Art Galleries and Museums, the Water of Leith walkway, The Royal Botanic Gardens and Inverleith Park. Regular buses and trams run a short walk away.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



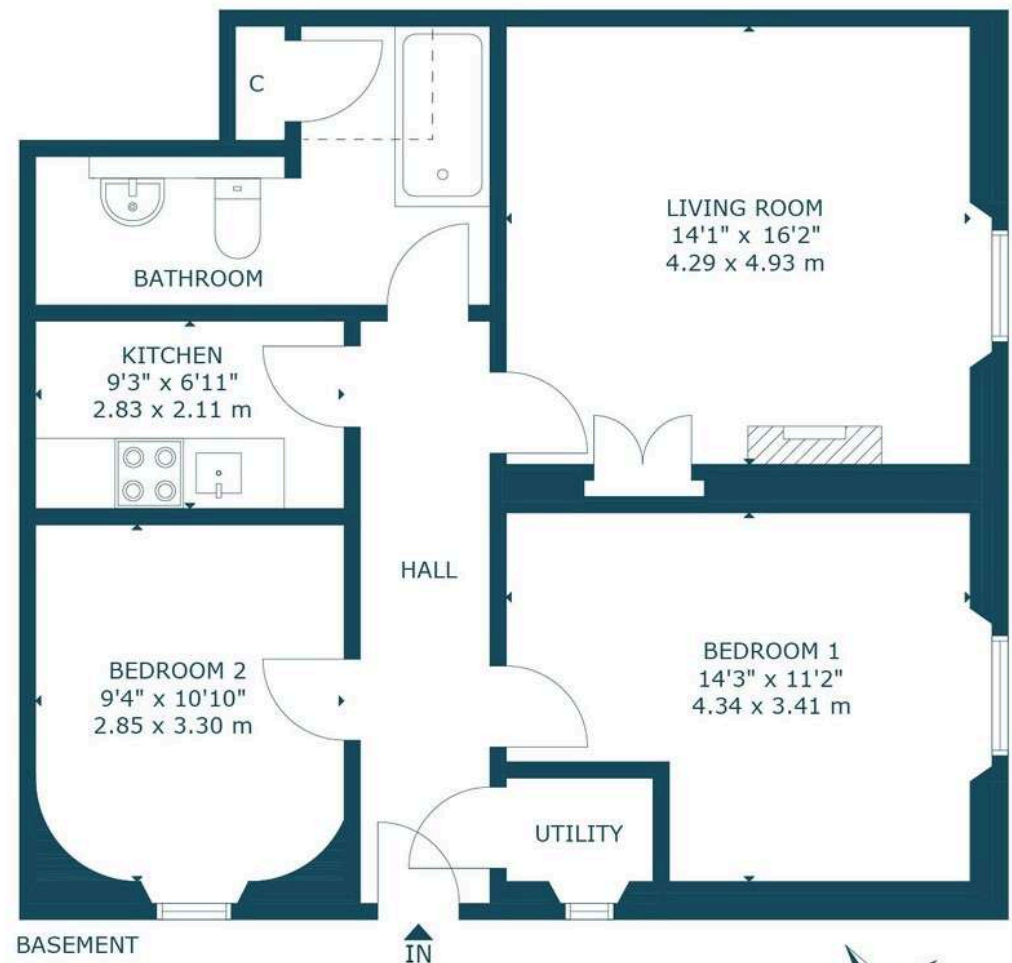
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 728 SQ FT / 67 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.